

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 0a5d7d352322eb981cd3

Receipt Date : 06-Dec-2023 01:54:47 pm

Receipt Amount : 190400/-

Amount In Words : One Lakh Ninety Thousands Four Hundred Rupees Only

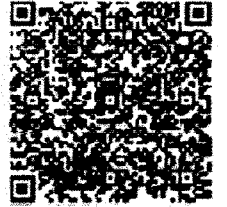
Token Number : 202300157522

Office Name : District SRO - Jamshedpur

Document Type : Gift

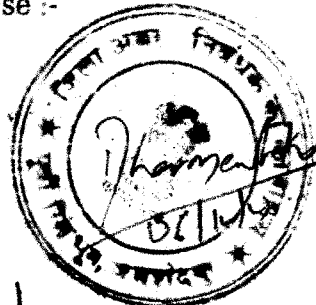
Payee Name : AKASH KUMAR SINGH ( Vendee )

GRN Number : 2320472210



:- For Office Use :-

Defaced  
Original



2023/JSR/6419/BK1/5965

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

इस रसीद के माध्यम से उन में किसी भी तथ्या के हवा नहीं की जायेगी

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06.12.2023

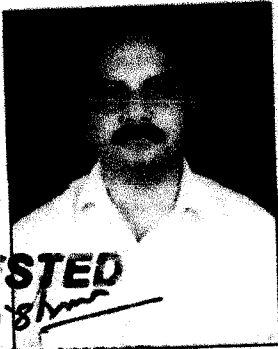
Akash K. Singh.

Deed of Gift.  
3021400/-

P.c  
Mango.

Start  
190400/-

2



06.12.2023



**ATTESTED**

*Prakash Mishra*

OM PRAKASH MISHRA  
06.12.2023  
ADVOCATE

12  
06/12/23  
विधायक 21 के अधीन प्रमाण पत्राधीन त्वाप्य-अभिलिख्य  
(इतिहास एतत्काल 1956 के अनुसूची  
1 वा एफ. ए. 33, के अधीन  
प्रमाणित त्वाप्य-अभिलिख्य (जा त्वाप्य-शुल्क  
के विषय में त्वाप्य-शुल्क अर्पित नहै।)

*Thermank*  
06/12/23

*CPY*  
06/12/23

कृपया नृत्वाप्य नुकी से  
जीका रीज नही पाया।

खिला अवर विभागाध्यक्ष

*समीक्षा*  
06/12/23

खाता नम्बर... 790  
प्लोट नम्बर... 3861  
देय प्रतिबन्धित नुकी में दर्ज नहीं है।

*CPY*  
06/12/23

*CPY*  
06/12/23

**DEED OF GIFT**

THIS DEED OF TRANSFER BY GIFT IS MADE ON THIS THE <sup>6TH</sup> DAY  
OF DECEMBER, 2023 AT JAMSHEDPUR;

15-60,428=00  
1-03=00  
R-01=00

*CPY*  
06/12/23  
जौंचा

O.P. Singh  
 06.12.2023

**MR. OM PRAKASH SINGH**, S/o Late Kabir Singh, Grand Son of Late Surya Mandal, by category General, by Occupation Business, resident of 368, Lala Pan Dukan, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the **DONER**(which expression shall unless, excluded by or repugnant to the context, means and includes his heirs, successors, administrators, executors, legal representatives, nominees and assigns) of the one part;(UID XXXX XXXX 6911);

**IN FAVOUR OF**

**MR. AKASH KUMAR SINGH**, son of Mr. Om Prakash Singh, Grand Son of Late Kabir Singh, by Occupation Service, by category General, Resident of 368, Lala Pan Dukan, Dimna Road, Mango, P.O. & P.S. Mango, Town Jamshedpur, District East Singhbhum, State Jharkhand, hereinafter called the **DONEE** (which expression shall unless repugnant to the context includes his heirs, successors, administrators, legal representatives, nominees and assigns) of the other part;(UID XXXX XXXX 6255);

**NATURE OD DEED :**

**DEED OF GIFT**

**WHEREAS** the Donor is the absolute and lawful owner of that immovable property described in the schedule below and he has been in peaceful physical possession over the same without any let, hindrance, or disturbances from any corner and exercising all acts.

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**AND WHEREAS**, the land together with house situated in Mouza Mango, P.S. Mango, Thana No.1642, within Ward No.9, M.N.A.C., recorded under Khata No.790, Plot: No. 3861 a,b,c, total measuring an area 0.04.30 Hecters, within Town Jamshedpur, District East Singhbhum, recorded in the present survey settlement record in the name of Bhagwati Devi, w/o Surya Mandal, in the khatian finally published in the year 1979;

**AND WHEREAS**, said land mentioned in the schedule below property purchased by the said Bhagwati Devi from its former owner Bhuban Chandra Gour @ Bhuban Gour S/o Late Nityananda Gour of Mango Gour Basti, Jamshedpur, through his two Sale Deeds bearing Sale Deed No.4400, dated 14.07.1958 and Deed No.3979, dated 03.10.1961, both Sale Deeds were registered at Sub-Registry office Jamshedpur, and since then said Bhagwati Devi came in possession of the said land thereafter she constructed pucca houses on the said land thereon and had been in peaceful possession over the said land and houses without any interruption from anybody till her life time;

**AND WHEREAS**, after death of said Bhagwati Devi her three sons namely 1). Kabir Singh, 2). Ram Awater Prasad and 3). Ram Kumar Prasad, came in physical possession of the said land, being her legal heir and successor.

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**AND WHEREAS**, after death of all three sons namely 1). Kabir Singh, 2). Ram Awater Prasad and 3). Ram Kumar Prasad, of said Bhagwati Devi a Deed of Partition by way of Family Partition was made by their legal heirs and successors in the year of 2013, in which the legal heirs and successors of Late Kabir Singh got 1533.37 sq. ft. of land with house.

**AND WHEREAS**, Late Kabir Singh died leaving behind his wife Laxmi Devi and his two sons namely Ashok Kumar Singh and Om Prakash Singh as his legal heirs and successors. And Ashok Kumar Singh also died leaving behind his wife Sumitra Devi and his two sons namely Manoj Kumar Singh and Pawan Kumar Singh.

**AND WHEREAS**, Mrs. Laxmi Devi, wife of Late Kabir Singh relinquished her share in favour of the legal heirs and successors of Late Ashok Kumar Singh and Mr. Om Prakash Singh, and a Deed of Partition by Way of Family Arrangement, was also made between legal heirs and successors of Late Ashok Kumar Singh and Mr. Om Prakash Singh on 01.09.2016.

**AND WHEREAS**, Mr. Om Prakash Singh, the present Donor got landed property of 766.50 Sq. ft. i.e. 1.76 decimals with constructed house measuring an area 500 Sq. ft. in his share and got mutated the same in the Office of the Circle Officer, Mango, vide Succession Mutation Case No. 466/R27/2023-2024, order dated 19.06.2023, and since then he has been in exclusive possession over the

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aforesaid landed property with house and exercising all acts of ownership thereto as its lawful owners in the eye of law, without any interruption or objection or impediment by and from any corner, and on paid of upto date ground rent, in respect of the said property to the Superior landlord through the office of learned C.O. at Mango, District Singhbhum East.

**AND WHEREAS** the Donee is the son of the Donor who will take all possible care and protection of the donor in future and bears sincere regard and to the donor in all matters and occasions and in order to make proper provision and arrangement for the Donee.

**AND WHEREAS**, it is promised by the Donee i.e. Mr. Akash Kumar Singh, to take care of the Donor i.e. Mr. Om Prakash Singh, as earlier by keeping him with his family till his death including all types of Service and Rituals, the Donor is desirous of his love and affection to transfer his entire share of immovable property i.e. 766.50 Sq.ft. or 1.76 Decimals of land with 500 Sq. ft. of constructed house, which details mentioned in the schedule below by way of outright GIFT to the Donee, ABSOLUTELY AND FOR EVER and at the same time the Donee is also willing to accept the Gift from the donor on the following terms and conditions as mentioned below.

**NOW THIS DEED OF TRANSFER BY GIFT WITNESSETH:-**

1. That in pursuance of the said intention and in consideration of love and affection, which the donor has for the Donee and for his

C. Singh  
06.12.2023

future provision, the said donor out of his own free will, without any pressure, coercion or undue influence from anybody, whomsoever and in full senses, does hereby convey, transfer and confirm by way of ABSOLUTE GIFT unto the Donee, all right, title, interest, of the donor, which the donor has and entitled to in the said immovable property described in the schedule hereunder written, free from all encumbrances, TO HAVE AND TO HOLD the same to the Donee absolutely and forever as beneficial owner thereof.

2. That the Donor has delivered possession of the schedule below immovable property and the Donee has accepted the same as GIFT from the donor, to the knowledge of all.

3. That the Donee hence onwards shall or may modify the schedule below landed property with constructed house will hold, enjoy and possess the said property as its exclusive owner in the eye of law, without any interruption or objection or interference from the Donor, with full powers to convey or part thereof to one or more party/ parties and / or any manner he likes.

4. That the Donee will be at liberty to get his name mutated in the records of the superior landlord through the office of learned C.O. at Mango, Jamshedpur, District East Singhbhum, and will pay ground rent and other taxes, out goings, services, amenities etc., in her own name to the superior landlord and/ or concerned authority.

5. That the Donor hereby declares that he (Donor) has legally entitled to transfer the said immovable property in favour of the Donee, for which there is no impediment in law.

06/12/2023  
Atmash

6. That the property described in the schedule below hereby gifted by the donor to the Donee is not subjected to any litigation or dispute and same is free from all encumbrances charges, liens etc.

7. That this Deed of Gift is executed by the Donor as record and reference so that no person or persons may hereafter be able to dispute the facts as stated by the donor herein above.

**SCHEDULE**

(Description of the property hereby Gifted)

All that piece and parcel of homestead land measuring an area of 1.76 Decimals i.e.766.50 Sq. Ft. with 500 sq. ft. of constructed house, under New Plot No.3861,a,b,c, New Khata No.790, Holding No.0090016180000X1,within MNAC, Thana Mango, Thana No.1642, Mouza Mango, Ward No.9, Vol. No.113, Page No.75, within the District Sub-Registry Office at Jamshedpur, District Singhbhum East, Which is bounded and butted as follows:-

North : Dilip Kumar Mahato;  
South : Dimna Road;  
East : M.K. Chakraborty;  
West : Sumitra Devi;



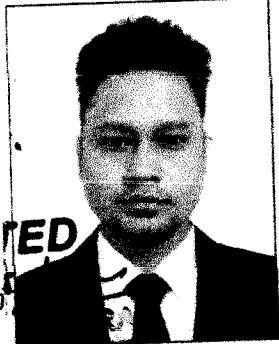
Abhishek  
06.12.2023

**IN WITNESSES WHEREAS,** I have executed this Deed of Gift, which has been accepted by the said Donee who signed this deed accordingly in taken of acceptance thereof.

Abhishek  
Signature of Donor  
06.12.2023

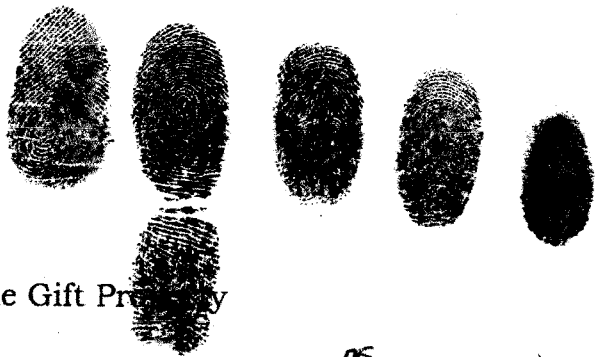
**WITNESSES:-**

1. Rita Devi  
W/o Om Prakash Singh Rita Devi  
R/o H.No. 368, Near Lala Pan Dukan  
Demna Road, Mango, Jamshedpur
2. Partho Ghosh Partho Ghosh  
S/o Pusp Ranjan Ghosh  
R/o H.No. 368, Lala Pan Dukan,  
Demna Road, Mango, Jamshedpur



Abhishek K. Singh  
06.12.2023

**ATTES TED**  
Om Prakash  
ADVOCATE  
06.12.2023



I have (Donee) accepted the Gift Property

**SIGNATURE, FINGERPRINT AND PHOTOGRAPH DONEE**

Drafted, read over and explained the contents of this gift deed to Executants / Vendors. Who found and admitted the same to be true and correct.

Om Prakash  
06.12.2023  
ADVOCATE



## Pre Registration Docket

Date :- 06-12-2023 08:48 am

Office Name :- District SRO - Jamshedpur

Token No:- 202300157522

Appoinment :- 06-Dec-2023 Time:- 11:5

Article	Gift
Pre Registration Date	05-Dec-2023
No. Of Pages	34
Stamp Duty	190349
Paid Stamp Duty	0
Total Fees	₹ 61,452.

Property Id: **1115210**

Valuation No. : 1514058 / 2023	:- 2023-2024	Date : 05-December-2023 11:05:AM
State : Jharkhand	District : EastSinghbhum	Tahsil : Mango
Land Type : Urban	Corporation : Mango Nagar Nigam	Village/City : Mango Mango Word No-9
Mango Mango Word No-9 Halka No 2 Village Code 16412 - Main Road		
Khata Number - 790		
Plot Number - 3861		
Volume Number - 113		
Page Number - 75		
Holding Number - 0090016180000X1		
Construction Type :PUCCA		
<b>Property Rates</b>		
<b>Residential Land (Y)</b>	<b>Residential construction (N)</b>	
₹491682/- Decimal	₹4312/- Square Feet	
Valuation Rule : Residential Construction		
<b>Property Details</b>		
1	Land area	1.76 Decimal
2	Area of Constructed Property	500 Square Feet
3	Have Depreciation certificate	No
4	Age	0 to 10 Years
5	Certificate number	00
6	Residential Usage Type	House
7	GST NUMBER	
8	Builder Name	

9	Builder Address		
<b>Calculation Details</b>			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 1.76 x 491682=865360.32	₹8,65,360/-
2	Constructed Property Valuation	1. 500 x 4312=2156000	₹21,56,000/-
<b>A</b>	<b>Total</b>		<b>₹30,21,360/-</b>
<b>Note : Final Valuation is Rounded to Next 100/-</b>			
<b>Total Valuation (A)</b>			<b>₹30,21,400/-</b>
<b>Total Amount in Words : Thirty Lakhs Twenty One Thousands Four Hundred Rupees Only.</b>			

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: M K CHAKRABORTY, West: SUMITRA DEVI, South: DIMNA ROAD, North: DILIP KUMAR MAHATO
Area	Land area : 1.76 Decimal, Area of Constructed Property : 500.00 Square Feet, Have Depreciation certificate : No , Age : 0 to 10 Years , Certificate number : , Residential Usage Type : House , GST NUMBER : , Builder Name : , Builder Address :
Other Description of the Property	Pin Code - 831012, Flat Number/Commercial Space Number - 368 . DIMNA ROAD LALA PAN DUKAN PO AND PS MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM
Government/Market Value	3021360.32
Transaction Amount	-

DONEE	<b>-Mr. AKASH KUMAR SINGH, Father/Husband Name MR OM PRAKASH SINGH, PAN No.- Date Of Birth-20-Oct-1990, Permission Case No.-, Aadhaar No. *****6255, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum East, City/Village/Town Name-MANGO, Locality-MANGO, Address - 368 NEAR MADHUSUDAN VILLA LALA PAN DUKAN DIMNA ROAD MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM, Pin Code-831012</b>
DONER	<b>-Mr. OM PRAKASH SINGH, Father/Husband Name LATE KABIR SINGH, PAN No.- Date Of Birth-10-Jan-1969, Permission Case No.-, Aadhaar No. *****6911, Country-INDIA, State Name-Jharkhand, District Name-Singhbhum East, City/Village/Town Name-MANGO, Locality-MANGO, Address - 368 LALA PAN DUKAN DIMNA ROAD MANGO PO AND PS MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM, Pin Code-831012</b>

Witness Information	<b>Mr. PARTHO GHOSH, Address - H NO 368 DIMNA ROAD MANGO PO AND PS MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM-, Father/Husband Name-PUSP RANJAN GHOSH</b>
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Identifier Details	<b>Mr. RITA DEVI, Address - H NO 368 NEAR LALA PAN DUKAN DIMNA ROAD MANGO PO AND PS MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM-, Father/Husband Name-OM PRAKASH</b>
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**Fee Rule: Gift Deed**

1	Stamp Duty	1,90,349
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1	SP	1,020
<b>Total</b>		<b>1,020</b>

**Fee Rule: Gift Deed**

1	LL	3
2	PR	1
3	A15	60,428
<b>Total</b>		<b>60,432</b>

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

*[Signature]*  
06/12/2023

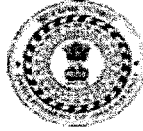
**Deed Writer / Advocate**

*[Signature]*  
Akash Mr. Singh.  
06.12.2023

**Vendee / Claimant**

*[Signature]*  
06.12.2023

**Vendor / Executant**



**OFFICE OF THE SUB REGISTRAR**

**Office Name :- District SRO - Jamshedpur**

**District Name :- EastSinghbhum**

**State Name :- Jharkhand**

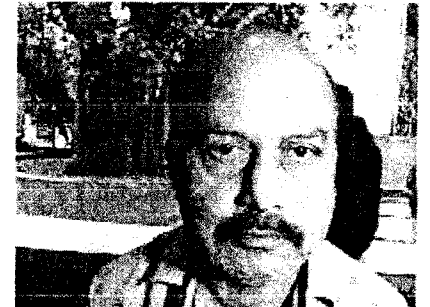
**Deed Endorsement**

Token No :- **202300157522**

<b>Deed Type</b>	Gift
<b>Number of Pages</b>	68
<b>Fee Details</b>	Stamp Duty :- Rs. 190349, PR :- Rs. 1, SP :- Rs. 1020, A15 :- Rs. 60428, LL :- Rs. 3,
<b>Property No.</b>	1
<b>Valuation Details</b>	Value :- Rs.3021360/- ,Transaction Amount :- Rs.0/-
<b>Property Details</b>	District :- EastSinghbhum , Tehsil :- Mango , Village Name :-Mango Mango Word No-9 Location :- Main Road, Mango Mango Word No-9 Halka No 2 Village Code 16412 Property Boundaries :- East: M K CHAKRABORTY, West: SUMITRA DEVI, South: DIMNA ROAD, North: DILIP KUMAR MAHATO Khata Number - 790Plot Number - 3861Volume Number - 113Page Number - 75Holding Number - 0090016180000X1 Area Of Land :- 1.76 Decimal 500.00 Square Feet






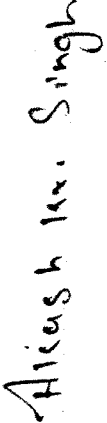
Sh./Smt.**OM PRAKASH SINGH** s/o/d/o/w/o **LATE KABIR SINGH** has presented the document for registration in this office

today dated :- **06-Dec-2023** Day :- **Wednesday** Time :- **14:38:04 PM**





**OM PRAKASH  
SINGH(Individual)**

<b>Party Name</b>	<b>Document Type</b>	<b>Document Number</b>
OM PRAKASH SINGH	PAN/UID	980302776911

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	<b>OM PRAKASH SINGH</b> Address1 - 368 LALA PAN DUKAN DIMNA ROAD MANGO PO AND PS MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM, Address2 - MANGO , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Om Prakash Singh Address:- 368, LALA PAN DUKAN, DIMNA ROAD MANGO, PO- MANGO, JAMSHEDPUR, , Purbi Singhbhum, 831012, , Jharkhand, India		DONER Age:54			
2	<b>AKASH KUMAR SINGH</b> Address1 - 368 NEAR MADHUSUDAN VILLA LALA PAN DUKAN DIMNA ROAD MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM, Address2 - MANGO , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Akash Kumar Singh Address:- 368, Near Madhushudan Villa, Dimna Road, Lala Pan Dukan, Mango, Jamshedpur, Dhalbhumgarh, East Singhbhum, 831012, Mango, Jharkhand, India		DONEE Age:33			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	<p><b>RITA DEVI</b>  S/o-D/o <b>OM PRAKASH</b>  <b>Address1 - H NO 368 NEAR LALA PAN DUKAN DIMNA ROAD MANGO PO AND PS MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM, Address2 -</b>  , , , Jharkhand  <b>PAN No.:</b></p>			<i>Rita Devi</i>

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>PARTHO GHOSH</b>  <b>Address1 - H NO 368 DIMNA ROAD MANGO PO AND PS MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM, Address2 -</b>  , , , Jharkhand</p>			<i>Partho Ghosh</i>

Signature of Operator

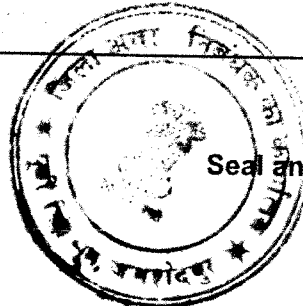


Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence

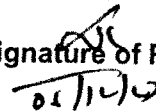
Above mentioned, ( **OM PRAKASH SINGH**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**RITA DEVI**) Son/Daughter/Wife of (**OM PRAKASH**) resident of (**H NO 368 NEAR LALA PAN DUKAN DIMNA ROAD MANGO PO AND PS MANGO TOWN JAMSHEDPUR DISTRICT EAST SINGHBHUM**) and by occupation (**House Wife**)

Signature of Registering Officer



Seal and Signature of Registering Officer

Date:- 06-Dec-2023



Token No.: 202300157522

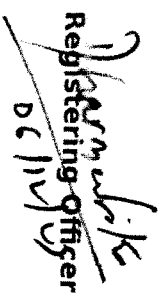
## CERTIFICATE

### Office of the District SRO - Jamsheppur

This **Gift** was presented before the registering officer on date **06-Dec-2023** by **OM PRAKASH SINGH, S/O, D/O, W/O LATE KABIR SINGH** resident of 368 LALA PAN DUKAN DIMNA ROAD MANGO PO AND PS MANGO TOWN JAMSHEPPUR DISTRICT EAST SINGHBHUM, MANGO.

This deed was registered as Document No.: **2023/JSR/6419/BK1/5965** in Book No :- **BK1**, Volume No :- **1074** from Page No :- **1** to **68** at, office of **District SRO - Jamsheppur**

Date:- **06-Dec-2023**

  
Registering Officer  
DC JNV